Box 1

BOOK 10006 PG 830

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

LORI HOLLOWAY
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

James E Langlois
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April 19 96

Lori Holloway
Notary Public

MY COMMISSION EXPIRES October 9, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Langlois	Churchill Mortgage Corporation	133-12
(NAME) 280 Elysian Fields Road	(NAME) 761 Old Hickory Blvd. Suite 203	144
(ADDRESS) Nashville, TN 37211	(ADDRESS) Brentwood, TN 37027	6DA 59660
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Samuel Peyton Tegethoff and wife, Mary Louise Tegethoff

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Langlois and wife, Karen A. Garrett-Langlois

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Valley View Meadows, Section III, of record in Plat Book 3700, Page 93, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Samuel Peyton Tegethoff and wife, Mary Louise Tegethoff by deed of record in Book 4294, Page 756, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Samuel Peyton Tegethoff by Edward F. Tegethoff as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10006, Page 826, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Mary Louise Tegethoff by Bethany J. Whitson as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10006, Page 823, in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 280 Elysian Fields Road, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 1st day of April 1996

Samuel Peyton Tegethoff — Mary Louise Tegethoff

By: Edward F. Tegethoff, Jr. Atty in Fact — By: Bethany J. Whitson atty in fact

Edward F. Tegethoff, Attorney-in-fact — Bethany J. Whitson, Attorney-in-fact

DCTN01WC

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10006 PG 831

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel Peyton Tegethoff and wife, Mary Louise Tegethoff

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Antioch, Tennessee, this 1st day of April 19 96.

Commission expires October 9, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this April 1, 1996 before me personally appeared Edward F. Tegethoff and the person who executed the foregoing instrument on behalf of Samuel Peyton Tegethoff, and acknowledged that he executed the same as the free act and deed of the said Samuel Peyton Tegethoff through Power of Attorney granted him by the said Samuel Peyton Tegethoff.

Commission Expires: _____

Notary Public

LORI HOLLOWAY
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this April 1, 1996 before me personally appeared Bethany J. Whitson, the person who executed the foregoing instrument on behalf of Mary Louise Tegethoff, and acknowledged that she executed the same as the free act and deed of the said Mary Louise Tegethoff, through Power of Attorney granted her by the said Mary Louise Tegethoff.

Commission Expires: _____

Notary Public

LORI HOLLOWAY
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

7396 04/08 0101 03CHECK

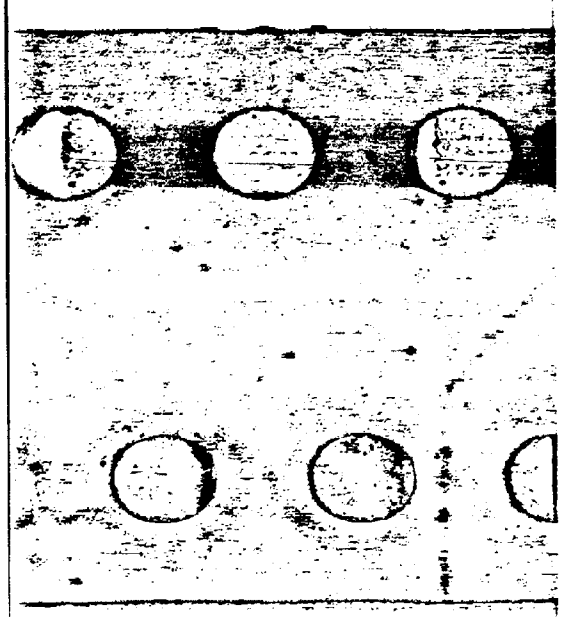
96 APR -8 AM 10:47

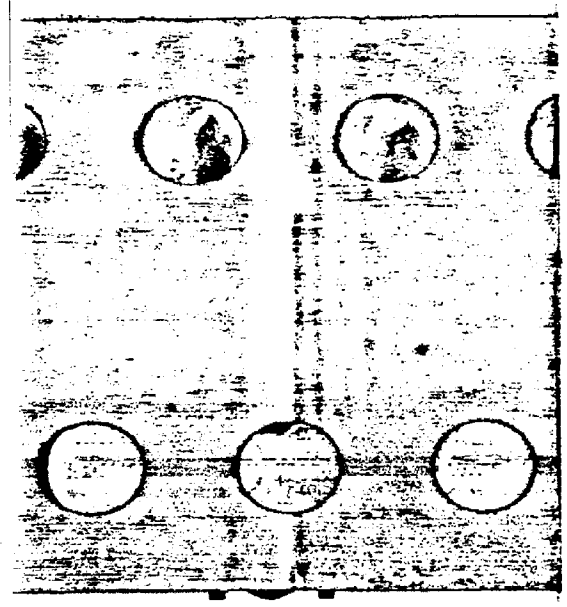
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. → REFERENCE

016848

204.63





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10006 PG 832

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	79900.00
CON TX	295.63
PRFEE	1.00
WDEED	8.00
TOTAL	304.63
CHECK	304.63

04/08/96 01 10:49 0001 7396

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0168481
IDENTIF. ← REFERENCE

96 APR -8 AM 10:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1025384